CE1409-TN-2046392

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 12/05/14 13:33 4 pgs
Fees:23.00 Taxes:444.00
20141205-0111737

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant / **Jose Manrique**

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF NOVEMBER 2014

Notary Public **Guirlene Dolcine**

MY COMMISSION EXPIRES: (AFFIX SEAL)

Personally Known To Me

GUIRLENE DOLCINE
MY COMMISSION # FF 05536
EXPIRES: November 16, 201
Bonded Thru Notary Public Underwrite

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Building 400, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Heidi Gracia Bostic 1011 Monroe Lane Brentwood, TN 37027	Heidi Gracia Bostic 1011 Monroe Lane Brentwood, TN 37027	15011029800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Heidi Gracia Bostic A Married Person** , whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 3712 Belle Oaks Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Heidi Gracia Bostic A Married Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Heidi Gracia Bostic A Married Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4,**has executed this deed this the 4 day of NOVEMBER, 2014.

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Jose Manrique Contract Management Coordinator

STATE OF FLORIDA

Personally Known To Me

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jose Manrique as Contract Management Coordinator, for Ocwen Loan Servicing, LLC, as attorney in fact of said **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4.**

Witness my hand and Notarial Seal this 4 day of NOVEMBER 2014.

Guirlene Dolcine
Notary Public

GUIRLENE DOLCINE
MY COMMISSION # FF 055364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

My Commission expires:

POA recorded simultaneously herewith. 20141205-0111736

RETURN TO:
Heidi Gracia Bostic
1011 Monroe Lane
Brentwood, TN 37027

EXHIBIT "A"

BEING LOT NUMBER 35 ON THE PLAN OF BELLE OAK SUBDIVISION, PHASE 1, (FORMERLY MT. VIEW SUBDIVISION AND ACURA SUBDIVISION), OF RECORD IN PLAT BOOK 6900, PAGE 768, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4, recorded August 13, 2014, in Instrument No. 20140813-0073200, Davidson County, Tennessee.

I, Lori Lancaster do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.